



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

December 6, 2010

1010-PUD-11

Exhibit 1

Petition Number: 1010-PUD-11

Subject Site Address: Southeast Corner of 161st Street & Oak Ridge Road

Petitioner: Pulte Homes of Indiana

Representative: Steve Hardin, Baker & Daniels LLC

Request: Amendments to the development standards of the Viking Meadows PUD

Current Zoning: Viking Meadows PUD

Current Land Use: Residential/Vacant

Approximate Acreage: 207.15 acres

Zoning History: 0311-PUD-07 – Original Viking Meadows PUD (Ord. 04-22); *Approved*

Exhibits:

1. Staff Report
2. Aerial Location Map
3. TAC Letters
4. Petitioner's Proposal

Staff Reviewer: Kevin M. Todd, AICP

Petition History

This petition was introduced at the September 13, 2010 City Council meeting and appeared before the Technical Advisory Committee on September 21, 2010. It received a public hearing at the October 4, 2010 Advisory Plan Commission (the "APC") meeting and was reviewed at the November 15, 2010 APC meeting.

Procedural

The recommendation from the APC to the City Council may be made at the December 6, 2010 APC meeting.



Project Overview

Project Location

The Viking Meadows PUD is bound by 161st Street to the north, Oak Ridge Road to the west, Village Farms Subdivision to the south and the Farr Hills and Buena Vista subdivisions to the east (the “Property”).

Parcels A & B – Development Standards

Many of the existing development standards in the Viking Meadows PUD Ordinance would remain unchanged. The proposed changes modify the minimum lot widths, minimum lot sizes, minimum side yard setbacks, and minimum home sizes in Parcels A and B. The revised proposal establishes new buffering requirements for areas within Parcel A, specifically to areas of the Meadowlands Section One.

Parcels A & B – Architectural Standards

The submitted proposal establishes new architectural standards for Parcels A and B, as well as modifies some of the existing standards. The proposed changes include a modification to the roof overhang requirement, a modification to the number of corner breaks for the rear elevation, and a modification to the types of windows allowed. The revised proposal includes masonry requirements on the front façade of homes and requires that at least seventy (70) percent of all homes have a minimum of a 24-inch masonry wainscot on the front façade. Illustrative examples of various style elements of the historical architecture that may be utilized in this project are also included in the proposal. It also establishes a façade variety provision, requiring that adjacent and nearby homes have different elevations and color schemes. The addition of new standards helps solidify the PUD’s architectural requirements and offers more certainty to the project.

The original submittal, which was heard at the October 4, 2010 APC meeting, included fiber cement siding (i.e., Hardie Plank) as an acceptable masonry material. The revised proposal has removed that provision and allows the product as an acceptable siding material.

Parcel A – Number of Dwelling Units

The proposal modifies the distribution of dwelling units in Parcels A. The existing Viking Meadows PUD allows a total of 326 residential lots in Parcel A (number of 75-foot lots = 138; number of 85-foot lots = 188). As submitted, the proposal does not change the overall total number of lots in Parcel A, but rather changes the distribution of lots (number of 65-foot lots (the Bluegrass area) = 178; number of 80-foot (the Meadowlands area) lots = 148).



Amenities

The proposal outlines a completion schedule for the clubhouse amenities area. The schedule is divided into three phases. Each amenity phase is tied to either a specific completion date or a specific number of permits issued, whichever occurs first.

Changes Since the November 15, 2010 APC Meeting

A number of items were discussed by the Plan Commission and members of the public at the November 15, 2010 APC meeting. This section highlights the revisions to the PUD ordinance that have occurred as a result of that meeting. The petitioner will be prepared to discuss these changes at the December 6, 2010 APC meeting.

Parcels E & F

Parcels E & F were removed from the proposed PUD amendment, as discussed at the November 15, 2010 APC meeting.

Parcel B (Two-Gates)

In addition to the original five (5) cul-de-sac lots that were proposed to be 3,200 square feet, the petitioner has added a requirement that homes on nine (9) additional lots near the cul-de-sac, referred to in the ordinance as the “Additional Lots”, be a minimum of 2,800 square feet in size (exclusive of basements) and have a minimum of eight (8) windows on the front and rear facades. The square footage is an increase from the proposed 2,400 square feet for a single-story and a minimum 2,600 square feet for a two-story. Similar to the proposed requirement for the cul-de-sac lots, the Additional Lots are now required to have a full basement.

Masonry Requirement

The masonry requirement which referred to at least seventy (70) percent of the lots having “some” masonry on the front façade has been clarified. The revised standard replaces “some masonry” with “a minimum of a 24-inch tall masonry wainscot” on the front façade.

Front-Load Garages

As a result of the comments made at the November 15, 2010 APC meeting, the petitioner has limited the percentage of a front façade that can be the garage door in the Meadowlands section. Up to forty (40) percent of a one-story home’s front façade can be a garage door. As proposed, the amendment requires (i) a three-car garage; (ii) all two-story homes in Meadowlands Section One to have side-load



garages; and (iii) in all cases where the garage door is front-loaded, the garage door is required to be decorative.

Monon Trail Access

Per the Westfield Park and Recreation Department's request, the petitioner has added a requirement that any direct access to the Monon Trail shall be prohibited from an individual lot without receiving approval from the City prior to construction.

Public Policy

Westfield Comprehensive Plan

The Future Land Use Concept Map in the Westfield-Washington Comprehensive Plan (the "Comprehensive Plan") identifies the Property as Existing Suburban Residential. Single-family residential uses are appropriate in the Suburban Residential area. The proposed use of the property is the same as the existing approved uses.

Westfield Thoroughfare Plan

The Westfield Thoroughfare Plan classifies the adjacent segments of 161st Street, 156th Street and Oak Ridge Road as a "Secondary Arterial". The recommended right-of-way width for a Secondary Arterial is 120 feet.

Park & Recreation Master Plan

The Park & Recreation Master Plan (the "Parks Plan") does not make specific recommendations for the Property. The Monon Trail traverses the Property, and the abutting segment of the Monon Trail has been installed and is currently being used.

Water & Sewer System

The Property is currently on the City's water and sewer systems. The impact on public infrastructure was planned with the original approval in 2004.

Annexation

The Property is within the corporate boundaries of the City of Westfield.



Well Head Protection – Ord. 05-31

Portions of the Property are located within Zone 1 and Zone 2 of a wellhead protection area. This should not impact the zoning of property (such as a PUD amendment). However, the Wellhead Protection Ordinance (Ord. 05-31) may come into effect at the development plan stage, depending on the details of the development.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Concept Map in the Westfield-Washington Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Existing Suburban Residential. Single-family residential uses are appropriate in the Suburban Residential area. The proposed use of the property is the same as the existing approved uses.

2. Current conditions and the character of current structures and uses.

Currently, there are some residential homes, a number of vacant/platted lots, and some areas that have not yet been platted for development. The occupied residential homes are newly-constructed custom or semi-custom homes. The Monon Trail is paved throughout the Viking Meadows development and is a highly-utilized recreational facility.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan establishes that suburban residential development is appropriate in this location. The proposed amendments to the PUD allow for the continued development of Viking Meadows as a suburban residential neighborhood. The proposed use of the property is the same as the existing approved uses.

4. The conservation of property values throughout the jurisdiction.



Property values may be lowered by introducing a production builder into an existing custom/semi-custom development. However, the completion of the Viking Meadows project may stabilize values by eliminating the stigma associated with the stalled Viking Meadows project and by increasing the development and architectural standards of the existing Viking Meadows PUD Ordinance.

5. Responsible growth and development.

The site is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on or near the Property and are adequate to serve the proposed development.

Staff Recommendation

If APC believes that the petitioner satisfactorily addressed the items discussed at the November 15, 2010 APC meeting, then send a favorable recommendation to the City Council.